Robert Watts

GETTING WEST YORKSHIRE MOVING



35 Broadway Avenue, Marshfields, Bradford, BD5 9NP

** SUPERB STONE BUILT SEMI DETCAHED ** ATTRACTIVE TWIN BAY WITH ACCOMMODATION OVER FOUR FLOORS ** COMMANDING ROAD SIDE POSITION **

A property that can only be appreciated on internal inspection. This fourth generation property has recently undergone extensive works and is a lovely family home. With ornate feature, high ceilings and fantastic multi purpose lower ground area, we feel this will appeal to all buyers. Briefly comprising: entrance hall, twin bay lounge and modern dining kitchen. FOUR DOUBLE BEDROOMS and family bathroom. To the lower ground floor the area has been utilised as an office/gym space with cloakroom and large storage area/utility. Externally, the grounds are to three sides with plenty of parking, gardens and seating area. Situated within the Marshfield area which is ideal for all the local amenities, walking distance to primary schools and commute via motorway links on the doorstep. Featuring all the benefits you would imagine, we feel the property is priced accordingly to attract family buyers for their forever home.

£300,000

01274 601119 wibsey@robertwatts.co.uk robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark

35 Broadway Avenue, Marshfields, Bradford, BD5 9NP

ENTRANCE
Large veranda and new composite front door

ENTRANCE HALL

LOUNGE 18'9" (5.72) max x 13'10" (4.22) max
Lovely reception room with bespoke slate fireplace being the focal part of the room, housing gas fire. Laminate flooring and twin bay windows allowing plenty of natural light

DINING KITCHEN 15'7" x 13'10" (4.75m x 4.22m)
Modern in design with a large number of wall and base units, worktops, sink and drainer. Range style cooker set within the chimney breast and extractor. Space for under counter appliances

LOWER GROUND FLOOR
A great use of space, tanked out with internal and external access

MULTI PURPOSE ROOM 11,0'3" x 12'10" (11,0.08m x 3.9m)
Stone effect tiled flooring with under floor heating and original feature range. Currently utilised as home office/gym.

CLOAKROOM
With vanity style sink and W.C

STORE ROOM 11'9" x 12'10" (3.58m x 3.9m)
Another good size room with a multitude of uses. Power, light and plumbing

FIRST FLOOR
Landing area with stairs leading to second floor

MASTER BEDROOM 13'10" x 11'8" (4.22m x 3.56m)
Windows to front and side elevation allowing plenty of natural light

BEDROOM TWO 10'3" x 8'2" (3.12m x 2.5m)

HOUSE BATHROOM
Contemporary suite with shower over panelled bath sink and W.C

SECOND FLOOR

DORMER BEDROOM THREE 13' x 8'8" (3.96m x 2.64m)

DORMER BEDROOM FOUR 13' x 9'9" (3.96m x 2.97m)
Exposed brick effect features

OUTSIDE Sat on an enviable plot with gated access leading to driveway, seating areas and gardens

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.













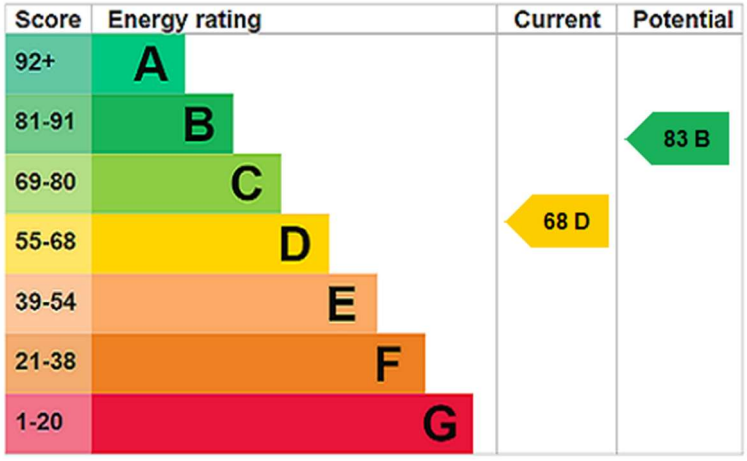






Total Area: 131.5 m² ... 1416 ft²

All measurements are approximate and for display purposes only



01274 601119 wibsey@robertwatts.co.uk robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark